

VILLAGE OF LONG GROVE

ORDINANCE NO. 2020-____

**AN ORDINANCE DESIGNATING THE SOUTH GATEWAY
REDEVELOPMENT PROJECT AREA PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

Adopted by the
President and Board of Trustees
of
Village of Long Grove
this __th day of _____, 2020

Published in pamphlet form by direction
and authority of Village of Long Grove,
Lake County, Illinois
this __th day of _____, 2020

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WHEREAS, the Village of Long Grove, Illinois (the “**Village**”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**Act**”) for the proposed South Gateway Redevelopment Project Area within the municipal boundaries of the Village as legally described in Exhibit A and depicted in Exhibit B, attached hereto and made a part hereof (the “**Redevelopment Project Area**”); and

WHEREAS, on December 29, 2020, the President and Board of Trustees of the Village (the “**Village Board**”) adopted Ordinance 2020- approving an Eligibility Study and a Redevelopment Plan and Project (as defined in said Ordinance 2020-) for the Redevelopment Project Area (the “**Redevelopment Plan and Project**”); and

WHEREAS, the Redevelopment Project Area and the Redevelopment Plan and Project were subject to notice and a public hearing held on December 15, 2020 as required by the Act; and

WHEREAS, all findings and certifications set forth in Ordinance 2020- and in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Village Board as if fully set forth in this Ordinance; and

WHEREAS, the Village Board has determined that it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the Village Board.

SECTION 2. Designation of the South Gateway Redevelopment Project Area. The Redevelopment Project Area, as legally described on Exhibit A and depicted on Exhibit B, is hereby designated as a redevelopment project area, pursuant to Section 4 of the Act and shall hereafter be known as the Village of Long Grove South Gateway Redevelopment Project Area.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Filing of Ordinance. The Village Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the Lake County Clerk.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED by roll call vote this ____ day of December, 2020.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this ____ day of December, 2020.

ATTEST:

Bill Jacob, Village President

Amy Gayton, Village Clerk

EXHIBIT A

(Legal Description of the South Gateway Redevelopment Project Area)

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36 ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND PART OF SECTION 1 AND SECTION 2 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 36 WITH THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST LINE OF OLD HICKS ROAD TO THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID LINE BEING THE EAST RIGHT OF WAY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT THE RECORDER OF DEEDS FOR LAKE COUNTY, ILLINOIS, NOVEMBER 16, 1993 AS DOCUMENT NUMBER 3435170; THENCE SOUTH ALONG LAST SAID WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT BEING 150.00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 (CENTERLINE OF FAP 432) PER DOCUMENT NUMBER 1508620; THENCE SOUTHEASTERLY ALONG LAST SAID LINE BEING 150.00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE EAST ALONG LAST SAID SOUTH LINE, AND EXTENSION THEREOF, TO THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST OF OLD HICKS ROAD TO THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN MENARD'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6191684; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG LAST SAID EXTENSION AND THE SOUTH LINE OF SAID LOT 8 TO THE SOUTH LINE OF SAID LOT 8; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF LOT 8 AND LOT 7 TO THE NORTHEAST CORNER OF LOT 6 IN SAID MENARD'S SUBDIVISION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 6 BEING ALSO THE NORTH LINE OF LOTS 2, 3 AND 5 IN SAID MENARD'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTH LINE OF SAID LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF LAKE COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE COOK ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF ILLINOIS ROUTE 53; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE WEST ALONG LAST SAID SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER

OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO NORTH LINE OF THE SOUTH 16.5 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE WEST LINE OF ILLINOIS ROUTE 53; THENCE NORTH ALONG THE WEST LINE OF ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35. THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Also identified as P.I.N.s:

14-35-400-026
14-35-400-027
14-35-400-031
14-35-400-038
14-35-400-042
14-35-400-044
14-35-401-004
14-35-401-005
14-35-401-006
14-35-401-007
14-35-401-008
14-35-401-009
14-35-401-010
14-35-401-011
14-35-401-012
14-36-300-040
14-36-305-001
14-36-305-002

Exhibit B

(Map showing the general street boundaries of the Redevelopment Project Area)



STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

CERTIFICATE

I, Amy Gayton, certify that I am the Village Clerk of the Village of Long Grove, Illinois.

I further certify that on December 29, 2020, the President and Board of Trustees of the Village of Long Grove passed and approved Ordinance No. 2020-____, entitled,

AN ORDINANCE DESIGNATING THE SOUTH GATEWAY REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

A true and correct copy of Ordinance No. 2020 - ____ is attached.

Dated at Long Grove, Illinois, this ____th day of _____, 20__.

Amy Gayton, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**FILING CERTIFICATE RE: APPROVAL OF
THE SOUTH GATEWAY REDEVELOPMENT PROJECT AREA**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of Lake County, Illinois, and as such official I do further certify that on the ____ day of _____, 2020 there was filed in my office a duly certified copy of an ordinance numbered 2020-____, entitled:

**AN ORDINANCE DESIGNATING THE SOUTH GATEWAY REDEVELOPMENT PROJECT
AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

duly adopted by the Village Board of the Village of Long Grove, Lake County, Illinois, on the 29th day of December 2020, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____th day of _____ 2020.

County Clerk of Lake County, Illinois

[SEAL]